



Agenda  
Village of Arlington Heights  
Design Commission  
Community Room, 3rd Floor

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
May 8, 2018  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. Minutes - 4/24/18

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

A. DC#18-025 - Arlington Downs Apartment Building -  
3400 W. Euclid Ave. - Multi-Family New

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Item:** Minutes - 4/24/18

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Minutes - 4/24/18

**Type**

Minutes

DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
APRIL 24, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair  
Aaron Coon  
Kirsten Kingsley  
Jonathan Kubow  
Ted Eckhardt

Members Absent: None

Also Present: Daniel Poloz, Owner of 915 S. Dunton Ave.  
Ken Youhn, Gillespie Design Group for *Arlington Downs FRC*  
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 10, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 10, 2018. MOTION CARRIED. COMMISSIONER ECKHARDT RECUSED.

ITEM 1. SINGLE-FAMILY ADDITION RE-REVIEW

DC#18-024 – 915 S. Dunton Ave.

The project was moved to the end of the agenda since the petitioner was not yet present.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE PROJECT TO THE FINAL ITEM ON THE AGENDA.

KUBOW, AYE; KINGSLEY, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.



ITEM 2. COMMERCIAL REVIEWDC#18-032 – Arlington Downs/Family Recreation Center – 3400 W. Euclid Ave.

Ken Youhn, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to convert a former indoor water park into a new Family Recreation Center at the Arlington Downs Planned Unit Development. The proposed facility will include two separate uses: 'Funtopia' will be an indoor adventure playground for children, and 'First Ascent' will be an indoor climbing facility and fitness center for all ages. As part of the conversion, a new entrance and mezzanine addition are proposed on the west side of the building.

The proposed new entrance addition is designed to complement and fit in with the existing building, and to provide separate entrances for the two separate interior uses. The exterior colors have been selected to match the existing building, and the new blue metal roof coordinates very well with the overall color palette.

With regards to signage, the primary wall signs are placed on the existing building wall above, which is recessed about 9-feet from the mezzanine addition parapet wall below. The visibility of the signs is a concern, because they will be blocked from view as you get closer to the building. One wall sign is allowed per business, so the petitioner will have to confirm that Funtopia and First Ascent are separate businesses, otherwise a sign variation may be required to have two separate wall signs. The small, round "FRC" sign in the gable at the entrance is unremarkable, and its necessity should be evaluated since it would not be allowed by code.

The proposed entrance design fits in seamlessly with the existing building, and Staff has no objections to it, and it meets the intent of the Design Guidelines. However, the possibility of creating a more exciting entrance as a focal point, and to coordinate with the exciting uses in the building should be considered, such as the following:

- An exterior design that is inspired by the unique use of the building.
- A taller entrance massing for an enhanced focal point.
- A more dramatic sense of arrival with an emphasis on fun and excitement.
- Creative signage designed as an integral part of the facade.

Staff recommends approval of the proposed exterior design and entrance addition at the Family Recreation Center, with comments and suggestions as noted in the Staff report.

Mr. Youhn said their approach to the big building was not to pull away from its big character and to let the building be itself. The front entrance is meant to be a small gathering point for visitors, and there are separate entrances on the left and on the right for each of the two separate entities that share a common lobby. There are also two very large existing glass areas on the front of the building, with climbing walls located directly behind them that will be lit on the inside. The wall signs shown in the rendering are only placeholders to show their client that signage could fit on the high wall, and they are willing to work with the Village on the final placement of the signs. They are also not opposed to eliminating the small round 'FRC' sign in the gable, which has no significant meaning.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Eckhardt said that after recently visiting the site prior, he was inclined to help the petitioner as much as possible to improve the existing building. He acknowledged that the building is massive and does speak for itself, and the front entrance is so far back from anything else that it will not be seen from any of the major roads and have no impact on anything. Although he appreciated Staff's suggestion to do something fun with the outside entrance, he felt what was being proposed was fine. He agreed with the concerns about signage, pointing out that Village code would allow for a much larger wall sign on the left side of the building between the windows, and on the wall to the right of the new entrance; however, he agreed that this is a destination building and visitors know where they are going by

the time they approach the building. Commissioner Eckhardt also felt the petitioner had a very convincing argument to have more signs up high on the building because of how far away the building is from the road, and he would support a variation if necessary. Commissioner Eckhardt had no issues with the design being proposed and suggested using paint colors to embellish the proposed entry design.

Commissioner Kingsley agreed with Staff about the possibility to create a more exciting entrance as a focal point, whether it be the examples shown by Staff or something similar that will draw the eye to the elevation. Mr. Youhn clarified that the exterior color of the existing building will remain as is, with touch-up repairs done where necessary and the water slide tubes removed. Commissioner Kingsley understood the petitioner's point about seeing through the two large windows, but felt that would only happen at night. It would be nice if the entrance reflected the fun atmosphere inside; however, if the petitioner decides to move forward with what is being proposed, she would rather see the front entrance completely simplified by eliminating the gable/hip roof and making it more modern. Commissioner Kingsley also suggested doing something in the center entry windows, if the front entrance remains as proposed.

Commissioner Coon said that he would have a completely different opinion of this building if it were more visible from the street. He is in support of what the petitioner is proposing and felt the front entrance had nothing to do with the building. With regards to signage, he suggested eliminating the center roof portion and come in with signs located high and low so that it is more visible. Once the other buildings on the site go in and once all the landscaping goes in and the entire site is fully improved, it will not make much of a difference. With these comments, he is in support of the project.

For the most part, Commissioner Kubow agreed with the other commissioners' comments. Part of him wants to go with something big and bold at the entrance; however, after further study, he felt it was unnecessary and he agreed with Commissioner Kingsley to consider something simpler and more modern, which could be more cost effective and open up the entrance as well. He applauded the petitioner for the adaptive re-use of this building, because something needs to happen here and this type of experiential retail is a great call. He suggested the petitioner consider a more contemporary and simple front entrance, but was in full support of what was being proposed because the building is set back so far that any visual impact is minimal.

Commissioner Eckhardt asked how important the clerestory directly above the entrance was to the whole design, and Mr. Youhn replied that there is a large mezzanine located there, which is a gathering point for visitors to look down into the entertainment area. Commissioner Eckhardt reiterated that he was okay with what was being proposed and felt the petitioner self-created some problems for signage with the standing seam roof; if a high parapet wall was located in front, then signage could be located there. He added that the parapet could be colorized to make it more visible and include architectural lighting to have fun with it.

Mr. Youhn reiterated that their intent when designing the front entrance was to keep it simple and use the proposed blue roof as an indicator to the entry point to the building. They would take all the comments and suggestions made tonight into consideration.

Chair Fitzgerald said he was okay with the way the front entrance is being presented tonight, although he also liked the idea of simplifying the form, as well as making it more fun. He would recommend these changes be reviewed by Staff.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW ENTRANCE ADDITION AT THE ARLINGTON DOWNS FAMILY RECREATION CENTER LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING 2 OPTIONS:

1. OPTION A: AS PRESENTED BY THE PETITIONER BASED ON THE PLANS RECEIVED 4/6/18.

2. OPTION B: A MODIFIED VERSION OF THE PROPOSED DESIGN WITH THE FRONT ENTRANCE ROOF CHANGED TO A 6 TO 7-FOOT TALL PARAPET WALL TO PROVIDE FOR A SIGNABLE AREA, AND CONSIDER COLORIZING THE HEAD WALL IN BLUE TO MAKE IT MORE VISIBLE AND TO PICK UP SOME OF THE VERTICAL LINES THAT THE BUILDING HAS, TO BE REVIEWED BY STAFF.
3. A RECOMMENDATION THAT THE PETITIONER EXPLORE OTHER OPPORTUNITIES FOR SIGNAGE, TO MAKE THE SIGNS MORE CONNECTED TO THE FRONT DOOR, AS WELL AS PROVIDE FOR THE NEED TO HAVE VISIBILITY FROM THE LONG VIEW.
4. THIS REVIEW DEALS WITH ARCHITECTURE DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked for clarification that the petitioner has the option of doing either Option A or Option B, and Commissioner Eckhardt said yes. Chair Fitzgerald questioned whether the commissioners wanted the project to come back for a re-review if the petitioner decides to revise the front entrance to be something fun, and Mr. Youhn was agreeable to coming back with revisions.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. OPTION C: A MORE SCULPTURAL AND EXCITING FRONT ENTRANCE DESIGN THAT REFLECTS THE INTERIOR FUNCTIONS OF THE BUILDING, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR RE-REVIEW.

Mr. Hautzinger asked for clarification on the signage to confirm that the commissioners are not asking to see the signage come back if it is code compliant. Commissioner Eckhardt said that revised code compliant signage did not need to come back, and he supported a sign variation for this property because of its very difficult location behind the other building, tucked way in; it is a very difficult site and needs all the help it can get. Commissioner Kingsley said it was nice that the petitioner is being given three different options for the front entrance; however, she had a problem with Option A and would have to vote against it. Commissioner Eckhardt pointed out that this is not the usual and customary project seen by the commission; it is a most difficult project to be successful in this area.

KUBOW, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.  
THE MOTION CARRIED.

ITEM 3. SINGLE-FAMILY ADDITION RE-REVIEWDC#18-024 – 915 S. Dunton Ave.

Mr. Daniel Poloz, the architect and owner of the home, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition to an existing single-story house. The existing one-car attached garage will remain. The subject site is zoned R-3 and does comply with the R-3 zoning requirements. The project was previously reviewed by the Design Commission on April 10, 2018, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of key issues discussed at the meeting is as follows:

- Primary concern was the empty wall space above the kitchen window.
  - o Consider changing the stone around the kitchen window to hardie panels.
  - o Consider lowering the eave height above the kitchen window.
- Recommendation to join the windows in the dormer together to match the other windows on the front elevation.
- Recommendation to paint the existing kitchen window to match the color of the new windows.
- Suggestion to increase the pitch of the existing garage roof to match the house. However, Staff explained that the garage is encroaching into the required side yard setback, so the roof is not allowed to be enlarged unless a zoning variation is granted.
- Recommendation to coordinate the garage fascia trim and soffits to match the house.

In response to the previous comments, the following changes have been made to the design:

- The dormer was moved forward, lowered, and connected with the kitchen wall below using hardie panel siding to match the detailing on the right side of the front elevation.
- The windows in the dormer were joined together to match the other windows on the front elevation.
- The kitchen window is shown in a gray color to match the new windows on the front elevation.
- There have been no changes to the existing garage roof, fascia, or soffits.

Overall, Staff felt the revisions addressed the primary concerns and the revised design now has a cohesive appearance; however, it is recommended that the fascia and soffits on the garage be coordinated to match the detailing of the home. Mr. Poloz replied that the soffit and eaves around the garage will be changed and the roofing will be replaced.

Chair Fitzgerald asked if there was any public comment and there was a response from the audience.

PUBLIC COMMENT

Scott Rowader, 909 S. Dunton, lives directly north of the site. He and his wife agree with the recommendation to approve the design of the addition; however, they oppose the design of the balcony on the rear of the addition, and oppose the inclusion of any balcony. They have enjoyed their privacy for the 28 years they have lived here, which includes a privacy fence separating their yard from the adjacent home, and if the design for the balcony is approved, they will lose that privacy. They surveyed the neighborhood and found no balconies that were similarly designed, and found no second-floor balconies at all. He pointed out Commissioner Coon's comment at the last review on April 10<sup>th</sup> where he suggested reducing the depth of the balcony and dropping in a column to lessen the impact of the balcony. He and his wife are supportive of development in their neighborhood, but not at the expense of their privacy. Tonight they are asking the commissioners to approve the design for the addition without the inclusion of this balcony. If the majority of the commissioners do not agree with their request, they then ask the commissioners to consider approving a design that would either recess the balcony or reduce its size.

Commissioner Kingsley thanked the petitioner for considering the comments and suggestions previously made by the commissioners and for revising the design of the addition, as well as the statement made tonight about redoing the soffits and fascia at the garage, which she felt would make a big difference. She acknowledged the changes that were

made to the front elevation and felt they were a step in the right direction, but also felt there were things that still needed to be resolved with regards to actually building it. She pointed out that corner boards were shown on all of the siding areas, with the exception of the second-floor dormer in the library; so that area could end up with no siding on the front elevation (if corner boards are added), which might want to be detailed slightly different. She was also worried about the details of the large panels on both sides of the front elevation, and how they will remain looking smooth and seamless; maybe a new panel system or a different design to help break down those large areas. Commissioner Kingsley liked the rear elevation a lot better than the front because it was nicely balanced, and preferred to see that kind of expression on the front elevation. She understood the neighbors' concerns about the balcony, which is allowed by code, and pointed out that the 42-inch depth could not be reduced without making the balcony unusable. She felt the length of the balcony should be extended all the way across the windows below, or shortened so that it stops at the other side of the windows below. She suggested adding a privacy screen to the north end of the balcony, whether it be open and semi-transparent, or adding grillwork, both of which would be sensitive to the neighbors' privacy concerns. Commissioner Kingsley also suggested no muntins on the back door.

Commissioner Kubow said that he always appreciates a renovation/addition in lieu of a teardown, and what is being proposed tonight is a vast improvement from the original design. He agreed with Commissioner Kingsley that reducing the length of the balcony would go a long way to minimize exposure to the neighbors, and adding a privacy screen was a fantastic idea. He felt the metal railing design was too commercial and he had concerns about the color of the bright blue panels on the front elevation. Mr. Poloz explained that the panel color was more of a gray/blue than the bright blue shown in the rendering; the color was intended to be toned down. Commissioner Kubow said that in general he liked what was being proposed, although it was a little stretched, but for a renovation and addition it was nice looking.

Commissioner Coon spoke to the neighbors' concerns about the balcony. While he understood the fear of the unknown and loss of privacy, he pointed out that bedroom windows will also see into their backyard, and the actual use of the balcony might be minimal by the homeowners. Ways to be a good neighbor are to shorten the length of the balcony, add a privacy screen, or plant a pear tree for screening. He felt that the balcony would not be as big of a concern as the neighbors anticipate. Commissioner Coon liked the changes that were made to the front of the home, and agreed with Commissioner Kingsley's concerns about the corner trim on the dormer, which he felt the petitioner could resolve by incorporating the corner trim into that corner of the dormer and then transition to siding. He also questioned why the siding was stopped at a certain level on the north elevation of the garage, and Mr. Poloz explained that the intent is to either incorporate the existing brick and paneling with the lap siding, or remove it entirely. Commissioner Coon had no further comments.

Commissioner Eckhardt said that he was not at the last review of this project. He liked the 2-story solution being proposed on the front elevation, but felt the extension of the roof eaves looked like giant flat pork chops and needed more detailing within the returns, although it could be an error in the rendering. He questioned how large the roof eaves actually are and Mr. Poloz said 3-feet. Commissioner Eckhardt also questioned the purpose of the balcony and Mr. Poloz replied that they currently have a condo in Evanston with a balcony, and they want to continue to enjoy the nature of their backyard from their master bedroom with an outdoor space that is protected, while also providing protection for the door below. Commissioner Eckhardt said that adding an arbor-type screen for plants to grow up on one or both sides would provide privacy, and he cautioned the petitioner about the dangers of the proposed railing design being used as a ladder by children. Mr. Poloz had no issues with adding a privacy screen. Commissioner Eckhardt otherwise supported the project.

Chair Fitzgerald liked the revisions that were made to the front elevation and hoped the petitioner liked them as well. He reiterated his comments from the previous review that he likes the size of the balcony as proposed, and added that his previous home had a second-floor balcony off the master bedroom and he planted a pear tree next to it to for privacy. He suggested adding screening on both sides of the balcony, as well as a species of columnar tree, which both the petitioner and the neighbor will appreciate.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION AT 915 S. DUNTON AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/27/18 AND RECEIVED 3/8/18, REVISED EXTERIOR ELEVATIONS RECEIVED 4/13/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FASCIA AND SOFFITS ON THE GARAGE BE COORDINATED TO MATCH THE DETAILING ON THE HOME.
2. A REQUIREMENT TO ADD A PRIVACY SCREEN TO THE BALCONY.
3. A RECOMMENDATION TO SHORTEN THE WIDTH OF THE BALCONY.
4. A RECOMMENDATION TO CONSIDER A DIFFERENT MATERIAL FOR THE BALCONY TO BE CONSISTENT WITH THE PORCH MATERIAL BELOW IT.
5. A RECOMMENDATION TO CHANGE THE BALCONY RAILING DESIGN, FOR SAFETY CONCERNS.
6. A RECOMMENDATION TO ADD A PEAR TREE FOR ADDITIONAL SCREENING OF THE BALCONY.
7. THIS REVIEW DETAILS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald felt the recommendation to add a tree for privacy of the balcony should allow for a tree species of the petitioner's choice. Commissioner Eckhardt questioned the amount to shorten the width of the balcony and Commissioner Kubow suggested a length that aligned the balcony between the first floor double windows on the left and between the window and the door on the right; however, this was only a recommendation. Commissioner Eckhardt was in support of the suggestion to shorten the balcony on the left side, but felt it should remain where it is at the end of the home on the right side because it provides for cover over the door below. He also pointed out the different detailing shown on the left and right sides of the front elevation, and the petitioner clarified that the detailing will match. Commissioner Kingsley reiterated concerns about the detailing around the dormer on the left side of the front elevation as it comes up through the roof needs to be looked at by the petitioner, and the seams in the full panels on the front elevation needs to be addressed.

Commissioner Coon wanted to add a requirement that the petitioner resolve the front elevation so that one side matches the other, because it is apparent that the revised elevations presented tonight might be somewhat incomplete. Mr. Poloz confirmed his intent is to have the trim details match on the front elevation, as well as have the fascia trim return around the porch chop details.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER COON, TO AMEND THE MOTION AS FOLLOWS:

6. A RECOMMENDATION TO ADD A TREE OF THE PETITIONER'S CHOICE, TO SCREEN THE BALCONY.
8. A REQUIREMENT FOR ADDITIONAL FASCIA DETAILING ON THE PORK CHOP ENDS BELOW THE FRONT DORMER, AS WELL AS FOR THE DETAILING ON THE LEFT AND RIGHT FRONT ELEVATION FEATURES TO MATCH EACH OTHER, TO BE APPROVED BY STAFF.

Mr. Hautzinger asked for clarification on the requirement for the privacy screen; is it to be built into the side of the balcony or on the edge of the property; on one side of the balcony or both sides? Commissioner Kubow said he would leave it up to Staff to determine what would be a good screening, and the other commissioners said it should be part of the balcony railing system. The screening should be on one side only and it is important to have some light go through it.

COON, AYE; KINGSLEY, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 4. OTHER BUSINESSArlington Downs – 3400 W. Euclid Ave. – Multi-Family Preliminary Review

Mr. Hautzinger said that the preliminary review of this project is canceled because the petitioner informed Staff today that they were not able to attend.

After reviewing the exhibits submitted for tonight's review, the commissioners had the following comments:

Commissioner Eckhardt felt that the parking garage was very plain. Commissioner Coon was not in support of the VTAC louvers shown on the elevations, which Commissioner Kubow was fine with as long they match the material they can be hidden. Commissioner Eckhardt asked if every apartment building was going to look like this because it is all the same, and Commissioner Coon said he was getting very tired of the lap siding, which Commissioner Kubow said is consistent with what is seen today and is cost effective. Commissioner Kingsley said that the details of the panel system need to be provided. Commissioner Kubow pointed out that there is no grand entrance to the building, and the entrance is pushed off to the north side. He was also surprised by the orientation of the building, and Commissioner Eckhardt felt the building appeared very close to the neighboring office building to the east. Commissioner Coon asked about any life safety requirements for having so many units facing the interior courtyard where no firetrucks can access. Commissioner Kingsley said that if the goal of the Village is to have green sustainability, then the petitioner should be required to provide a list of sustainable design features being implemented into the new building, similar to her comments made for the 4 N. Hickory project. She also felt the Family Recreation Center should do this. Commissioner Coon felt this was a great suggestion, and referenced the Village of Oak Park that requires any PUD project over 20,000 sf to show how the project is meeting the basic LEED checklist; he felt this was a good example for Arlington Heights.



ITEM 4. GENERAL MEETING

After the recent reviews of 915 S. Dunton Avenue and 4 N. Hickory Avenue projects, Chair Fitzgerald said he realized that when a petitioner is given a lot of direction by the commissioners and some commissioners are not at the meeting, the petitioner returns with revisions only to be given different direction from the commissioners that were not at the previous review, requiring the project to come back yet again. Depending on the scope of the project, he felt this was unfair and wanted the commissioners to do their best to have any new requirements made by the commissioners reviewed and approved by Staff, instead of making the petitioner come back again. He asked that the commissioners try to make this a goal going forward. Commissioner Eckhardt asked if a commissioner could provide Staff their comments about a project when they are not able to attend, to be shared at the meeting, and Mr. Hautzinger said he would look into it, but did not see an issue with that.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



**Item:** DC#18-025 - Arlington Downs Apartment Building - 3400 W. Euclid Ave.  
- Multi-Family

**Department:** Planning & Community Development

### **Requested Action**

Approval of the architectural design for a new multi-family apartment building.

### **Recommendation**

It is recommended that the Design Commission approve the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 5/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Brick Color. It is recommended that a different brick color be selected which has more contrast with the orange siding color, and better complements the "Cobblestone" and "Iron Gray" colors. Consider a gray tone brick color.
2. Balconies. It is recommended that the balconies on all sides of the building be semi-recessed to match the detail on the south wall. At a minimum, the balconies on the west wall facing the roadway should be semi-recessed.
3. Pergola. Consider angling the support columns to complement the existing entrance canopy at the adjacent "One Arlington" apartment tower.
4. Entrance. A wider and more unique canopy design is recommended to create a more prominent entrance feature. Consider a design to complement the entrance at the existing adjacent "One Arlington" apartment tower.
5. VTAC Louvers. All VTAC louvers shall be painted to match the adjacent wall surface.
6. Parking Garage:
  - a. It is recommended that additional color be added at the base and top of the garage to better complement the apartment building design.

b. The center portion of the east wall should be enhanced with the same level of detailing as the north and south garage walls.

7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

8. All signage shall comply with the Sign code, Chapter 30.

**ATTACHMENTS:**

**Description**

Staff Report  
Existing & Proposed Buildings  
Photos, Site plan, Elevations  
Renderings  
Sustainable Building Features

**Type**

Board or Commission Report  
Exhibits  
Exhibits  
Exhibits  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Arlington Downs Apartment Building  
**Project Address:** 3400 W. Euclid Avenue  
**Prepared By:** Steve Hautzinger  
  
**Date Prepared:** May 3, 2018

### PETITION INFORMATION:

**DC Number:** 18-025  
**Petitioner Name:** Chris George  
**Petitioner Address:** Arlington Devco  
350 W. Hubbard Street, Suite 640  
Chicago, IL 60654  
**Meeting Date:** May 8, 2018

### Requested Action(s):

Approval of the architectural design for a new multi-family apartment building.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

### Summary:

The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

### Architectural Design:

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and it fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

However, to further enhance the design, the following details should be evaluated:

1. **Brick Color.** The proposed "cedar" brick color has an orange tone that does not complement the three siding colors. It is recommended that a different brick color be selected which has more contrast with the orange siding color, and better complements the "Cobblestone" and "Iron Gray" colors. Consider a gray tone brick color.
2. **Balconies.** The prefabricated metal balconies have a nice appearance that fits the character of the building. The balconies on the south wall are semi-recessed, which is a very nice detail to break up the large flat wall. It is recommended that the balconies on the other elevations be semi-recessed in this same way. At a minimum, the balconies on the west wall facing the roadway should be semi-recessed.
3. **Pergola.** The metal pergola feature on the west wall is a nice detail that follows the curve of the adjacent building and roadway. To enhance the design, consider angling the support columns to complement the existing entrance canopy at the adjacent "One Arlington" apartment tower.
4. **Entrance.** The main building entrance is somewhat understated and lacks interest. A wider and more unique canopy design is recommended to create a more prominent entrance feature. Consider a design to complement the entrance at the existing adjacent "One Arlington" apartment tower.

5. **VTAC Louvers.** The plans do not identify the finish of the VTAC wall louvers, but the petitioner has clarified that the louvers will be painted to match the adjacent wall surface. Staff agrees with this approach to downplay the appearance of the louvers.
6. **Parking Garage.** The parking garage will be visible from Euclid Avenue and from the adjacent roadways. It has nice detailing including reveals, recessed panels, and different sandblast textures, but it has a monochromatic appearance that does not complement the apartment building design.
  - a. It is recommended that additional color be added at the base and top of the garage to better complement the apartment building design.
  - b. Additionally, the center portion of the east wall should be enhanced with the same level of detailing as the north and south garage walls.

**Equipment Screening:**

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color.

**Signage:**

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 5/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. **Brick Color.** It is recommended that a different brick color be selected which has more contrast with the orange siding color, and better complements the "Cobblestone" and "Iron Gray" colors. Consider a gray tone brick color.
2. **Balconies.** It is recommended that the balconies on all sides of the building be semi-recessed to match the detail on the south wall. At a minimum, the balconies on the west wall facing the roadway should be semi-recessed.
3. **Pergola.** Consider angling the support columns to complement the existing entrance canopy at the adjacent "One Arlington" apartment tower.
4. **Entrance.** A wider and more unique canopy design is recommended to create a more prominent entrance feature. Consider a design to complement the entrance at the existing adjacent "One Arlington" apartment tower.
5. **VTAC Louvers.** All VTAC louvers shall be painted to match the adjacent wall surface.
6. **Parking Garage:**
  - a. It is recommended that additional color be added at the base and top of the garage to better complement the apartment building design.
  - b. The center portion of the east wall should be enhanced with the same level of detailing as the north and south garage walls.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
8. All signage shall comply with the Sign code, Chapter 30.

\_\_\_\_\_, May 3, 2018

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-025





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**Springbank**  
CAPITAL ADVISORS

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APR 04 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PROPOSED MASTER SITE PLAN RENDERING**

**ARLINGTON DOWNS**  
3400 STONEGATE BLVD.  
ARLINGTON HEIGHTS, IL

04/04/18 Project #: 16093



**FOR REFERENCE ONLY**

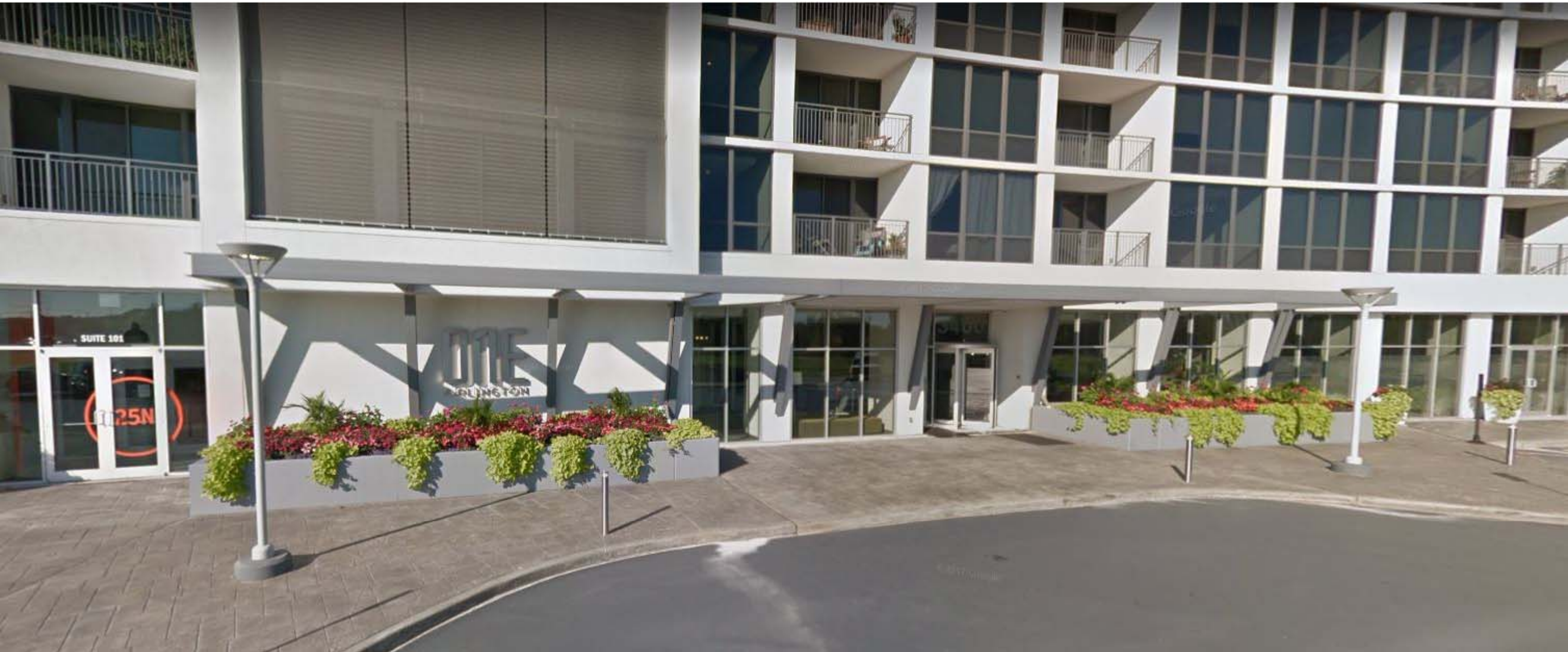


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# ARLINGTON DOWNS - ADR II

## ARLINGTON DEVCO, LLC

350 W. HUBBARD ST., STE 640, CHICAGO, IL 60654

## ARCHITECT OKW ARCHITECTS

600 WEST JACKSON BOULEVARD, CHICAGO, IL 60661

### ISSUED FOR DESIGN COMMISSION - REVISIONS

MAY 02, 2018

## STRUCTURAL ENGINEER RUNDE ENGINEERING, INC

39 W NEW YORK ST., AURORA, IL 60506

## CIVIL ENGINEER ERIKSSON ENGINEERING ASSOCIATES, LTD

135 S JEFFERSON ST. STE 135, CHICAGO, IL 60661

## MEPFP ENGINEER DDG ENGINEERS

135 S LASALLE ST., CHICAGO, IL 60604

## LANDSCAPE ARCHITECT DANIEL WEINBACH & PARTNERS, LTD

53 JACKSON BLVD #250, CHICAGO, IL 60604

### SHEET INDEX

| SHEET NO. | SHEET TITLE                          |
|-----------|--------------------------------------|
| G000      | COVER SHEET                          |
| A001      | SUBJECT AND SURROUNDING PROPERTY     |
| A002      | SITE PLAN                            |
| A003      | MASSING                              |
| A004      | MASSING                              |
| A100      | GROUND FLOOR PLAN                    |
| A101      | BASEMENT PLAN                        |
| A102      | 2ND-5TH FLOOR PLAN                   |
| A103      | ROOF PLAN                            |
| A201      | ELEVATIONS OVERALL                   |
| A202      | ELEVATIONS OVERALL                   |
| A203      | ELEVATIONS                           |
| A204      | ELEVATIONS                           |
| A205      | ELEVATIONS                           |
| A206      | ELEVATIONS                           |
| A210      | BUILDING SECTIONS                    |
| A302      | PROJECT RENDERING                    |
| A303      | PROJECT MATERIALS                    |
| A310      | RENDERING - PERGOLA                  |
| A311      | RENDERING - ENLARGED BAY AND BALCONY |
| A312      | RENDERING - ENTRY CANOPY             |
| A304      | RENDERING - BUILDING ENTRY           |
| A305      | RENDERING - PARKING                  |
| A315      | MECH SCREEN                          |
| L-1.0     | LANDSCAPE PLAN                       |

\* PRODUCT CUT SHEETS TO BE SUBMITTED IN TANDEM WITH DRAWINGS

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ARLINGTON DOWNS  
RESIDENTIAL BUILDING II

COVER SHEET

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

DATE:

Issue Date

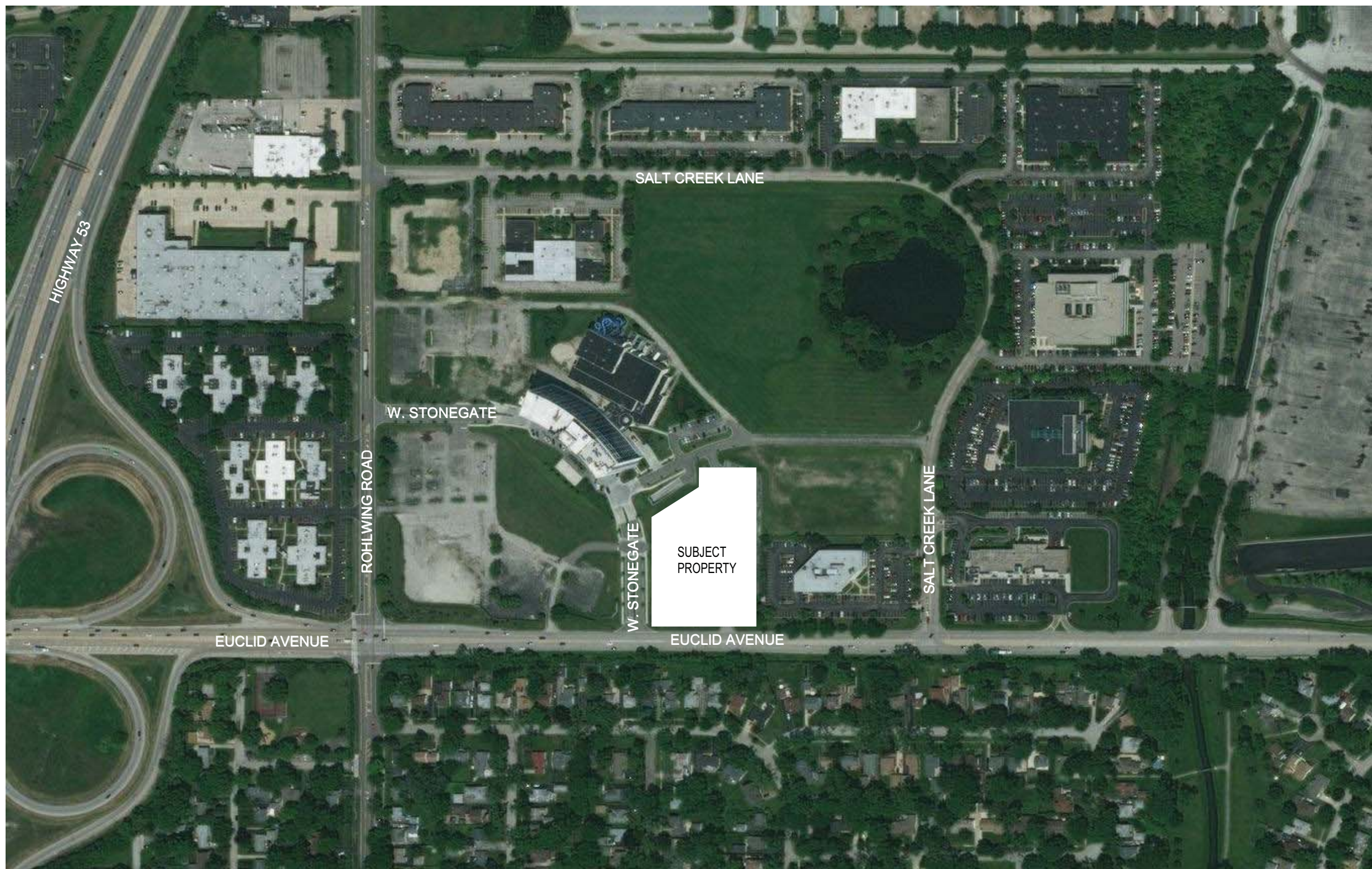
PROJ. NO.:

16093

SHEET NO.:

G000





LOCATION MAP



SUBJECT PROPERTY



FIRST PROPERTY TO THE EAST



SECOND PROPERTY TO THE EAST



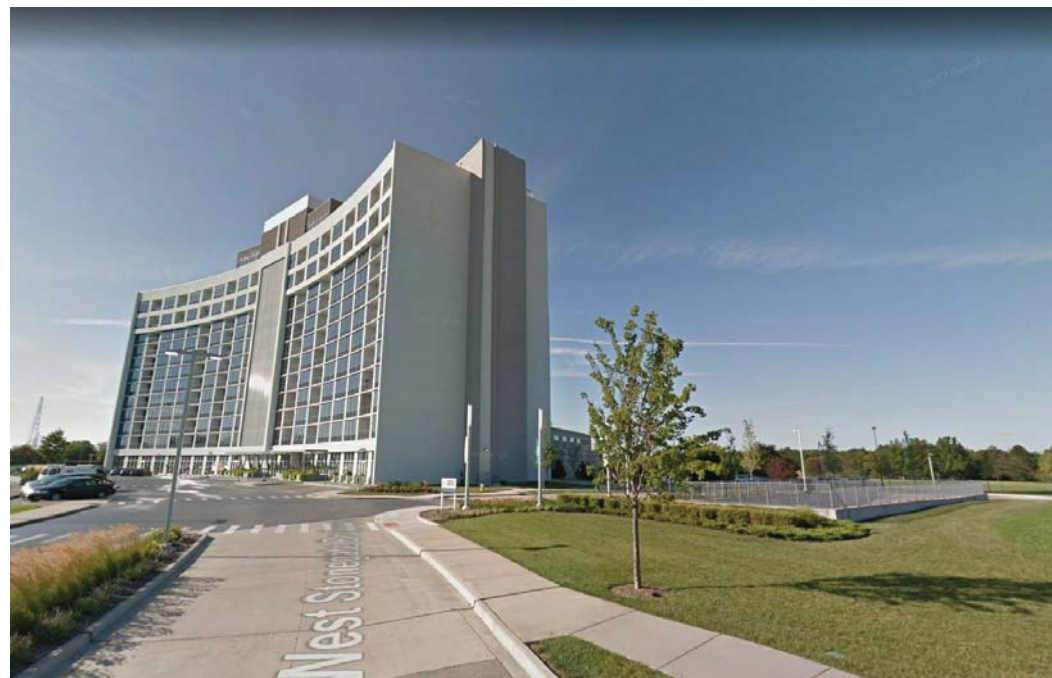
THIRD PROPERTY TO THE EAST



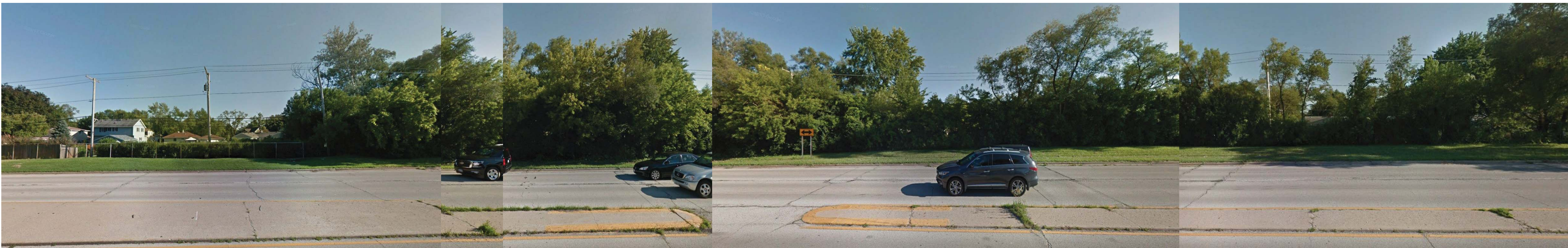
THIRD PROPERTY TO THE WEST



SECOND PROPERTY TO THE WEST



FIRST PROPERTY TO THE WEST



PROPERTIES ACROSS THE STREET

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|------|--------------------------------|------------|
|      | DESIGN COMMISSION REVISIONS    | 2018.05.02 |
|      | DESIGN COMMISSION REVIEW       | 2018.04.23 |
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SUBJECT AND  
SURROUNDING PROPERTY

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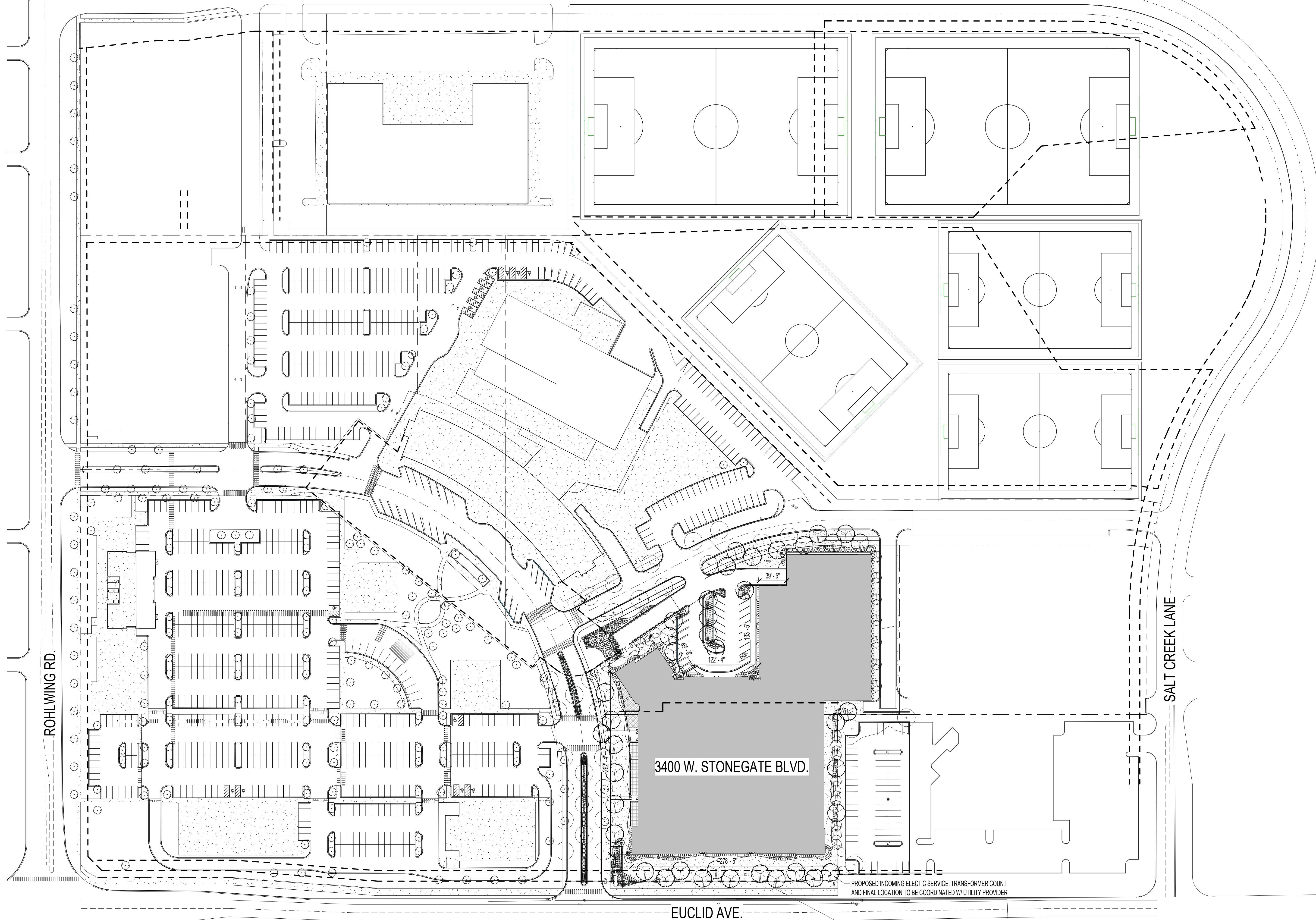
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A001





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ARLINGTON DOWNS  
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SITE PLAN

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

DATE:  
Issue Date

PROJ. NO.:  
16093

SHEET NO.:

**A002**

1 ADR II - SITE PLAN  
SCALE: 1/64" = 1'-0"





1 NORTH ELEVATION - OVERALL - DC  
A201 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - OVERALL - DC  
A201 SCALE: 1/16" = 1'-0"

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ARLINGTON DOWNS  
RESIDENTIAL BUILDING II

ELEVATIONS OVERALL

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

DATE:  
Issue Date

PROJ. NO.:  
16093

SHEET NO.:

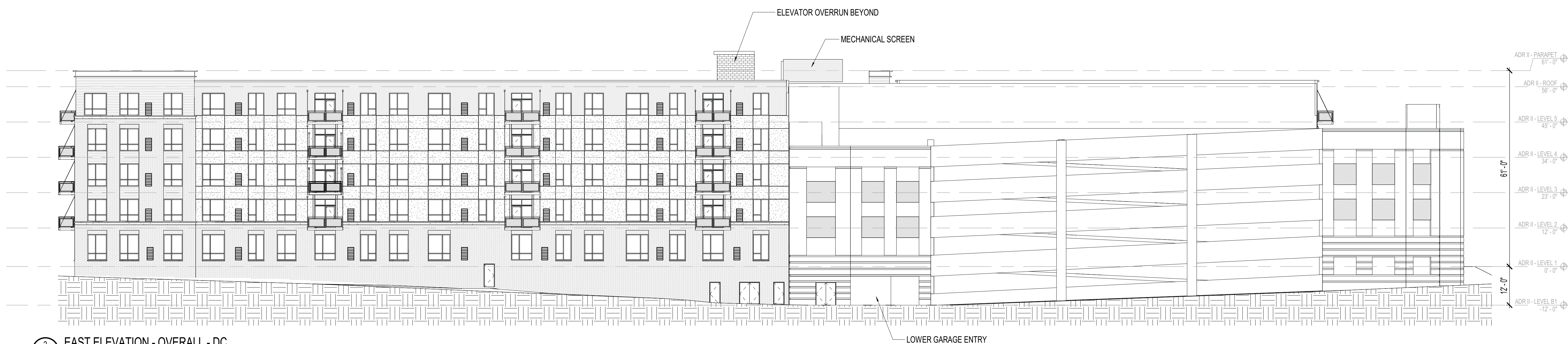
A201

301 OKW ARCHITECTS





1 SOUTH ELEVATION - OVERALL - DC  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - OVERALL - DC  
SCALE: 1/16" = 1'-0"

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ARLINGTON DOWNS  
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ELEVATIONS OVERALL

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Issue Date

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16093

SHEET NO.:

A202

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1 NORTH ELEVATION - DC  
SCALE: 1/8" = 1'-0"



2 EAST ENTRY ELEVATION - DC  
SCALE: 1/8" = 1'-0"



3 NORTH ENTRY ELEVATION - DC  
SCALE: 1/8" = 1'-0"



4 NORTHEAST ENTRY ELEVATION - DC  
SCALE: 1/8" = 1'-0"

LEGEND \* MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- |                    |                    |                     |                      |                          |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1      | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED         | 8 VTAC LOUVERS      | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY   |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS    | 9 PREFAB BALCONY    | 12 METAL COPING      | 15 METAL PERGOLA         |

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ELEVATIONS

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DATE:  
Issue Date  
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SHEET NO.:

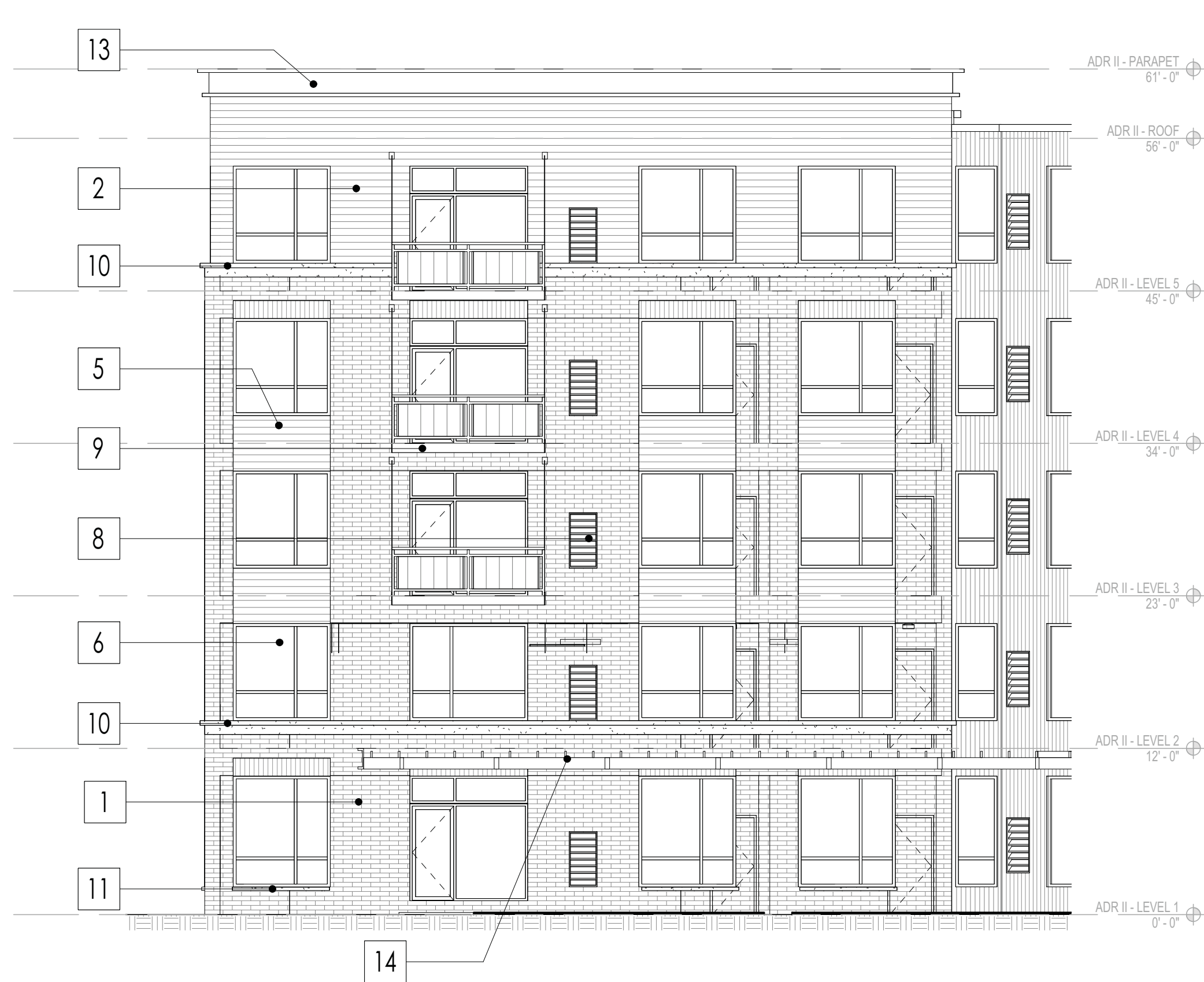
A203

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1 NORTHWEST ENTRY ELEVATION - DC  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION @ CRANK - DC  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - DC  
SCALE: 1/8" = 1'-0"

LEGEND \* MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- |                    |                    |                     |                      |                          |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1      | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED         | 8 VTAC LOUVERS      | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY   |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS    | 9 PREFAB BALCONY    | 12 METAL COPING      | 15 METAL PERGOLA         |

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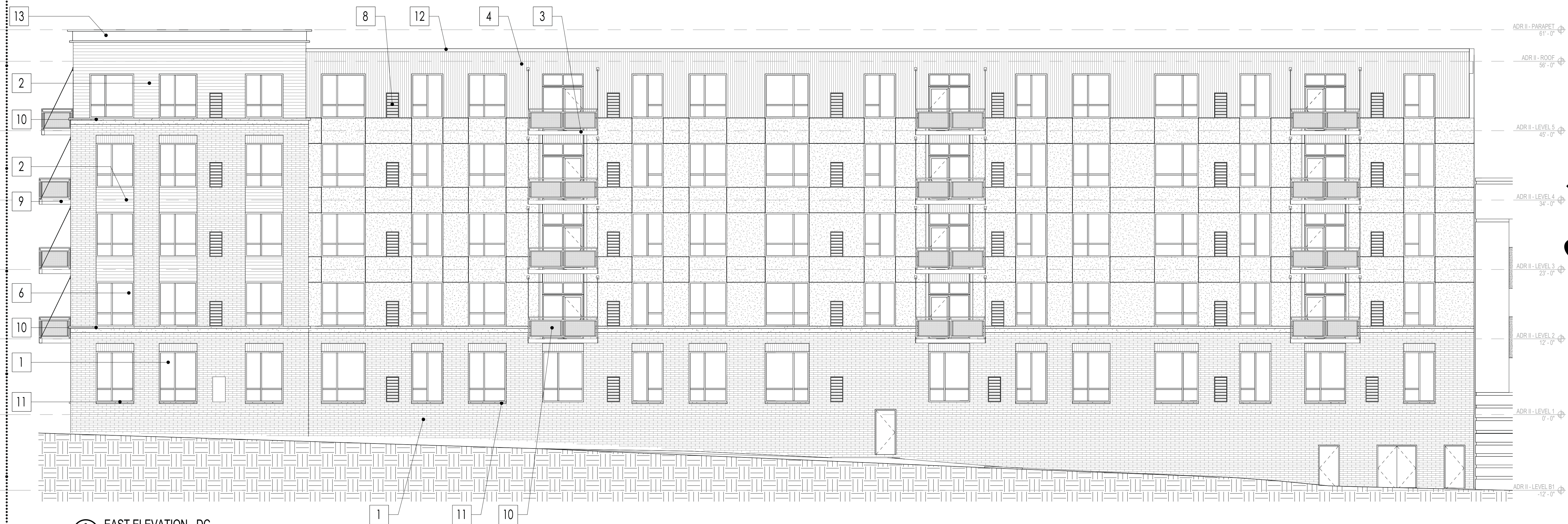
A204

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1 SOUTH ELEVATION - DC  
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - DC  
SCALE: 1/8" = 1'-0"

LEGEND \* MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

|                    |                    |                     |                      |                          |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
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| 2 FIBER CEMENT - 1 | 5 NOT USED         | 8 VTAC LOUVERS      | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY   |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS    | 9 PREFAB BALCONY    | 12 METAL COPING      | 15 METAL PERGOLA         |

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ELEVATIONS

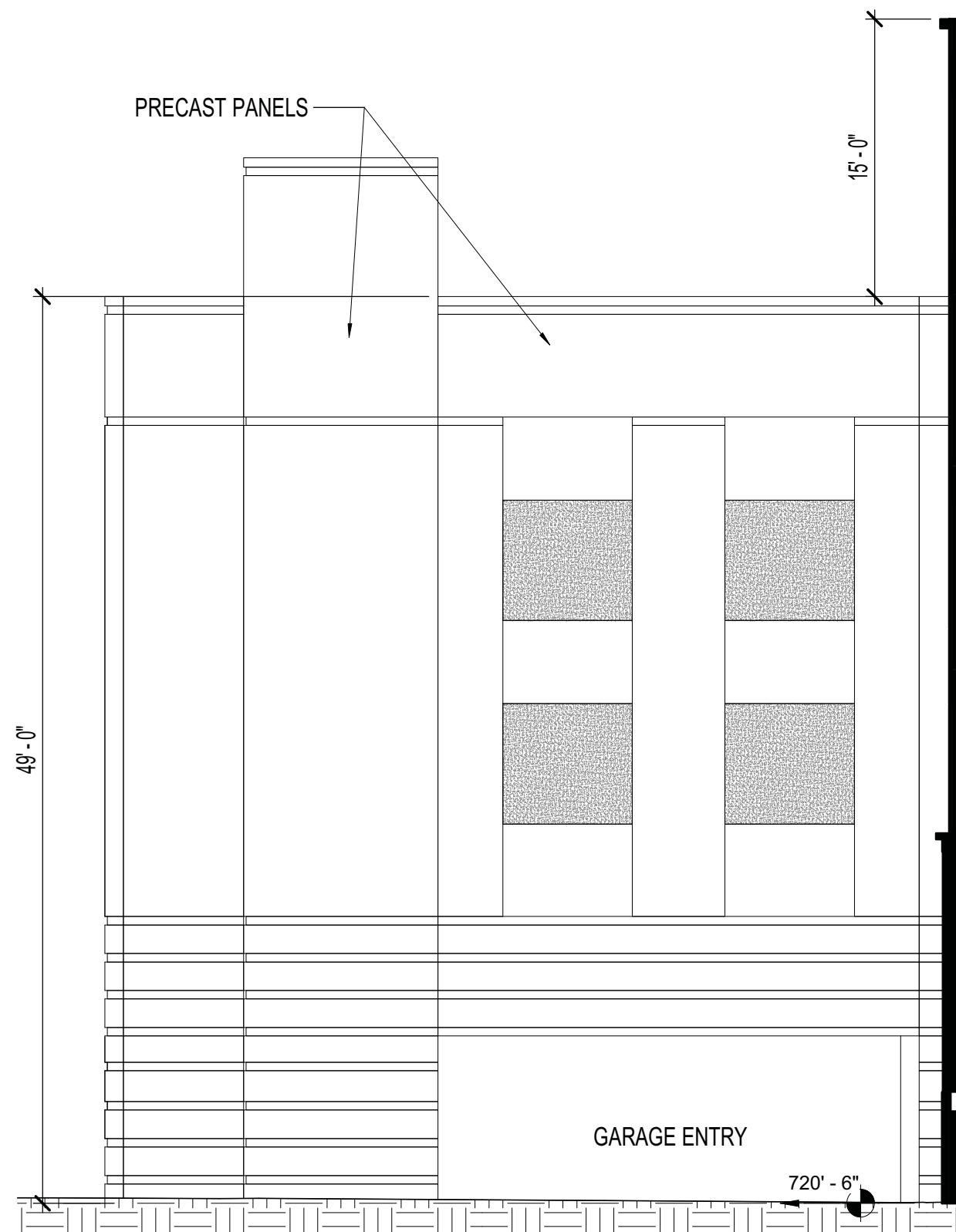
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Issue Date  
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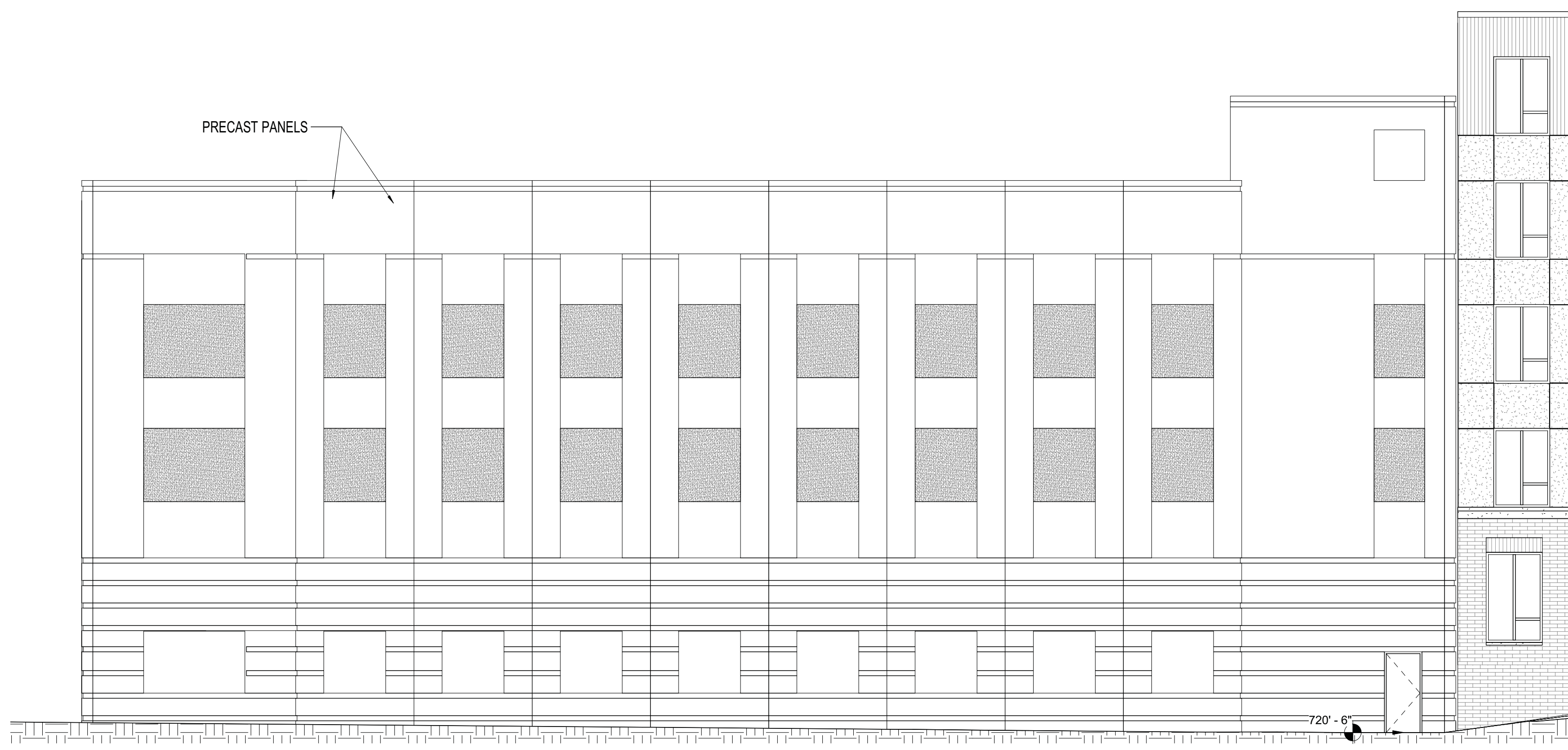
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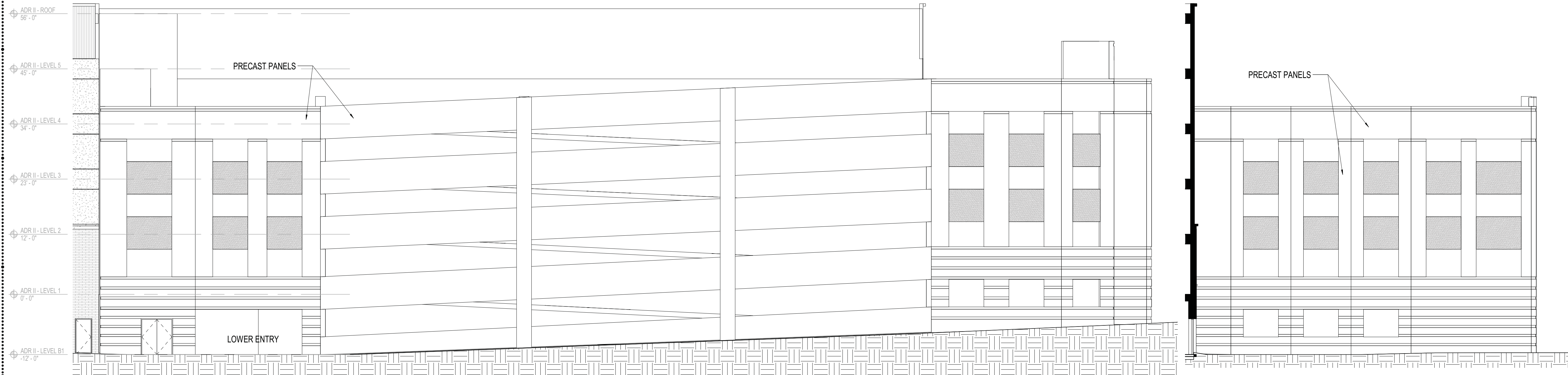




4 WEST ELEVATION @ GARAGE - DC  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ GARAGE - DC  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ GARAGE - DC  
SCALE: 3/32" = 1'-0"

3 SOUTH ELEVATION @ GARAGE - DC  
SCALE: 3/32" = 1'-0"

## LEGEND \* MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- |                    |                    |                     |                      |                          |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1      | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED         | 8 VTAC LOUVERS      | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY   |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS    | 9 PREFAB BALCONY    | 12 METAL COPING      | 15 METAL PERGOLA         |

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ELEVATIONS

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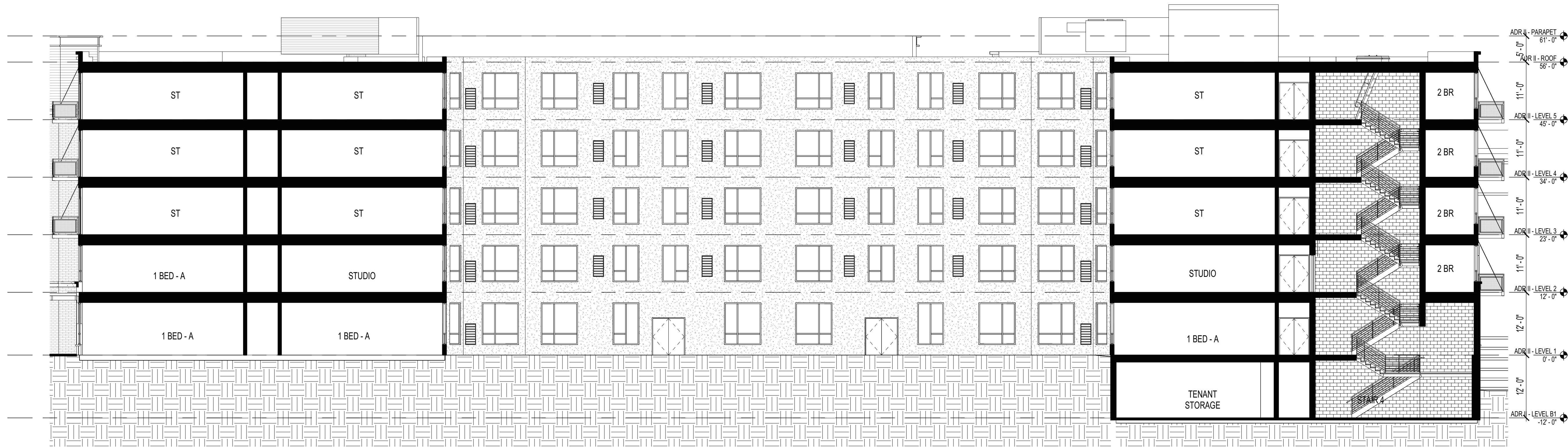
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SHEET NO.:

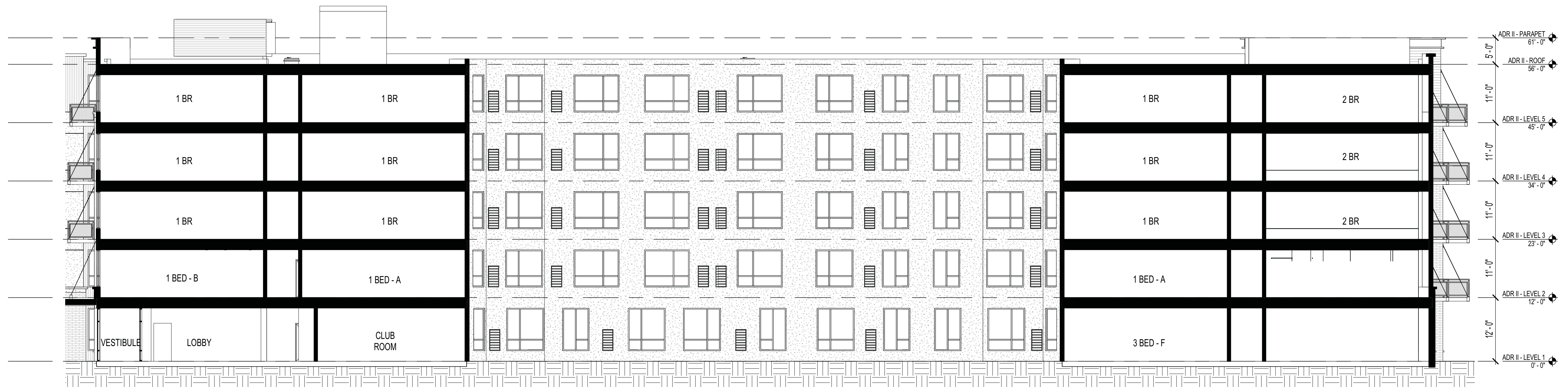
A206

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2 SECTION 1 - DC  
SCALE: 3/32" = 1'-0"



1 SECTION 2 - DC  
SCALE: 3/32" = 1'-0"

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|------|-----------------------------|------------|
|      | DESIGN COMMISSION REVISIONS | 2018.05.02 |
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ARLINGTON DOWNS  
RESIDENTIAL BUILDING II

BUILDING SECTIONS

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DATE:  
Issue Date  
PROJ. NO.:  
16093

SHEET NO.:

A210

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1 NORTHWEST AXON - DC  
A003 SCALE:



2 SOUTHWEST AXON - DC  
A003 SCALE:

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|      |                             |            |
|------|-----------------------------|------------|
|      | DESIGN COMMISSION REVISIONS | 2018.05.02 |
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RESIDENTIAL BUILDING II

MASSING

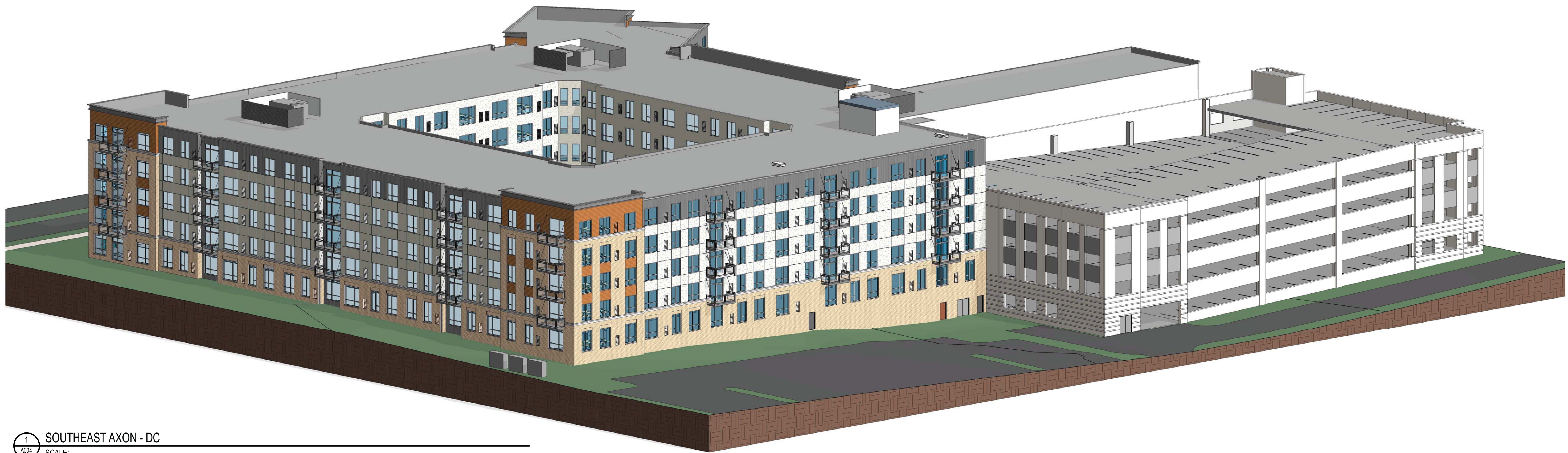
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Issue Date  
PROJ. NO.:  
16093

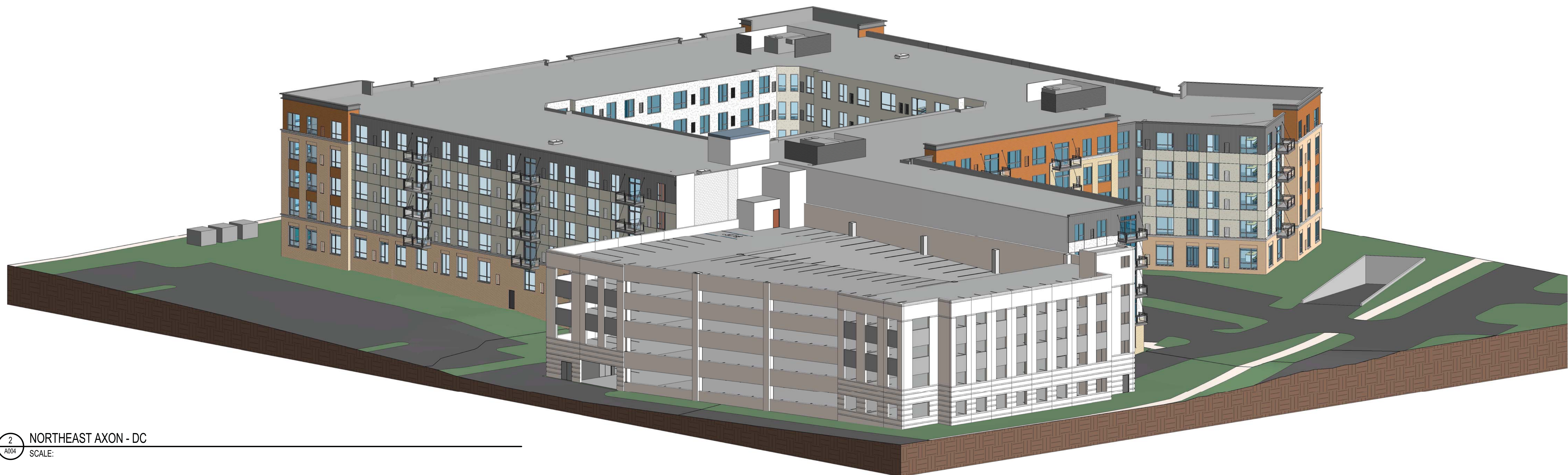
SHEET NO.:

**A003**





1 SOUTHEAST AXON - DC  
A004 SCALE:



2 NORTHEAST AXON - DC  
A004 SCALE:

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RESIDENTIAL BUILDING II

MASSING

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SHEET NO.:

A004

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**RENDERING - VIEW FROM EUCLID - ADR-II**  
**ARLINGTON DOWNS RESIDENTIAL BUILDING II**  
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

**A302**



MASONRY  
 METAL PERGOLA  
 PREFAB BALCONY  
 VINYL WINDOWS  
 VTAC LOUVERS

(FC-1) FIBER CEMENT  
 (FC-2) FIBER CEMENT  
 (FC-3) FIBER CEMENT



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**RENDERING - VIEW FROM EUCLID - ADR-II**  
**ARLINGTON DOWNS RESIDENTIAL BUILDING II**  
 3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

**A303**





RESIDENTIAL ENTRY AND DROPOFF



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**RESIDENTIAL ENTRY - ADR-II**  
ARLINGTON DOWNS RESIDENTIAL BUILDING II  
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

**A304**





PARKING GARAGE PRIMARY ENTRY



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Chicago, IL 60661



**RESIDENTIAL ENTRY - ADR-II**  
ARLINGTON DOWNS RESIDENTIAL BUILDING II  
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

**A305**

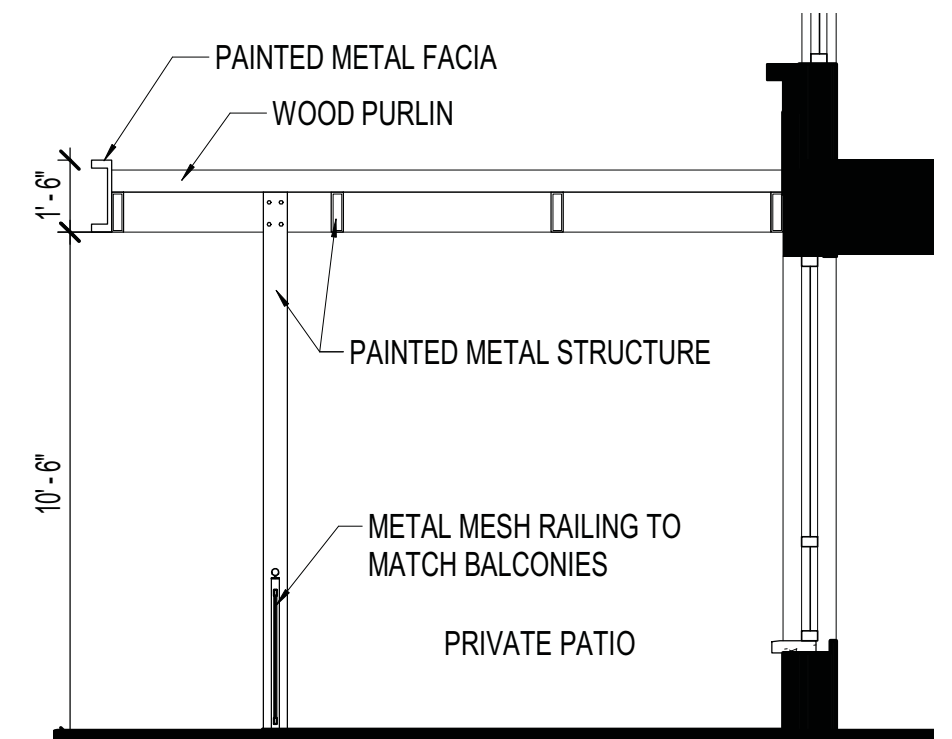




VIEW FACING NORTH AT PERGOLA



PRECEDENT IMAGE



PERGOLA TYPICAL SECTION



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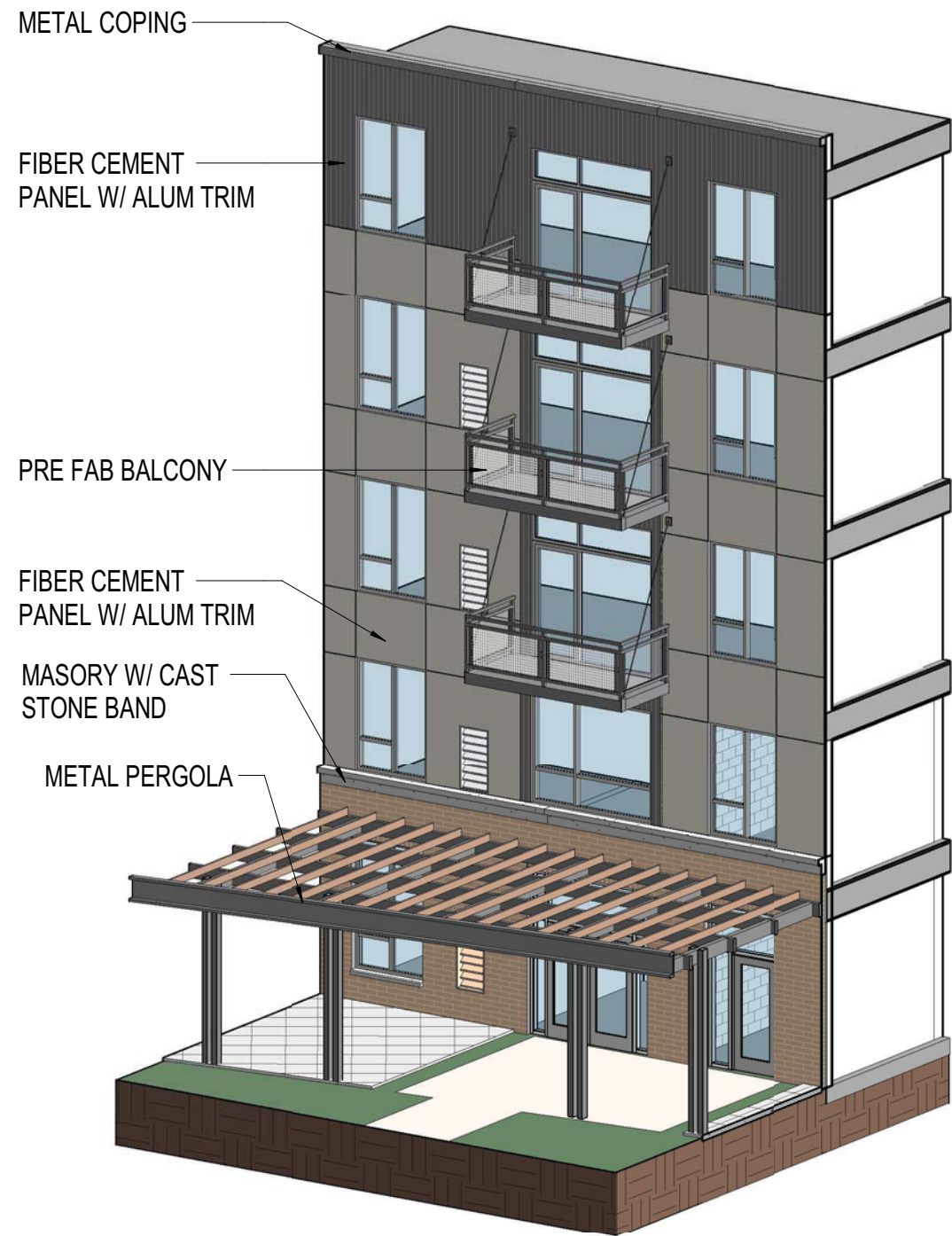


**PERGOLA - ADR-II**  
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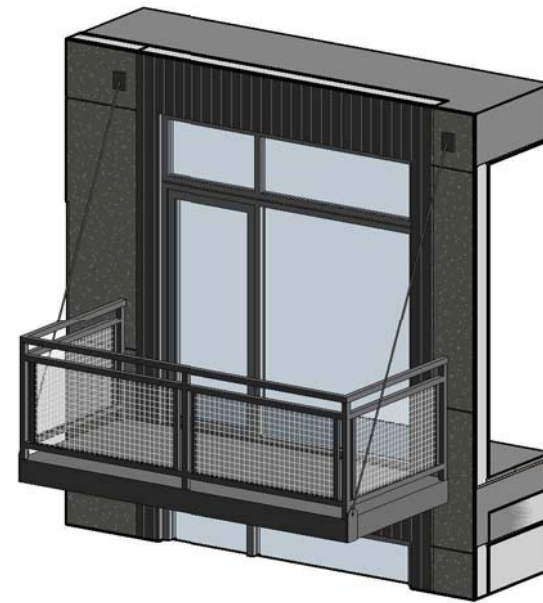
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**A310**





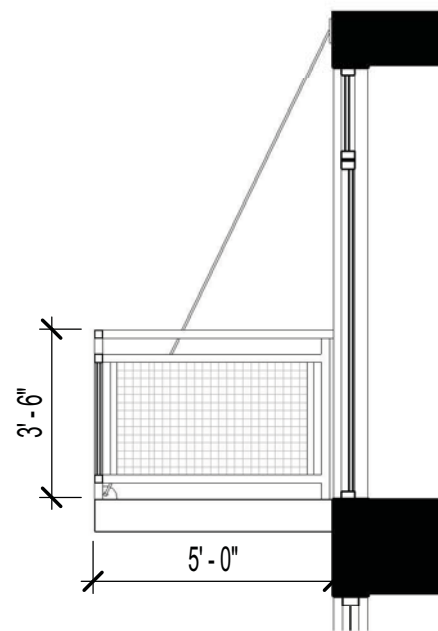
AXON - WEST ELEVATION



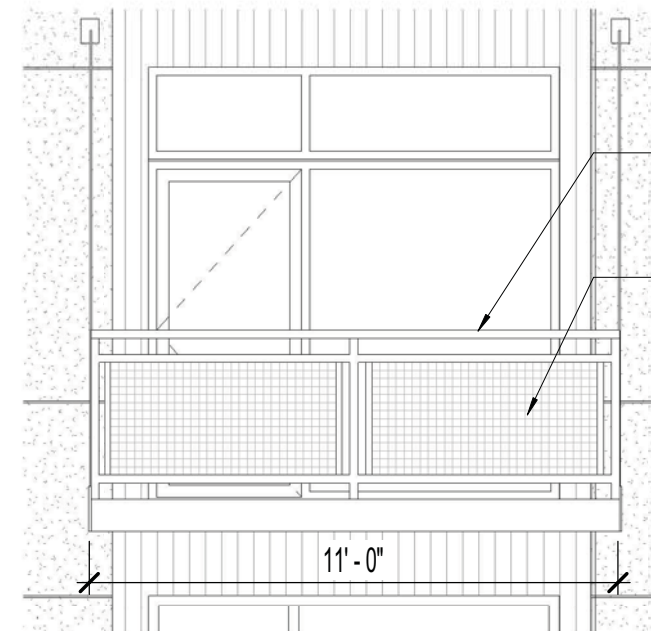
ENLARGED AXON



PRECEDENT IMAGE



SECTION @ TYP BALCONY



ELEVATION @ TYP BALCONY

PRE FAB ROD  
SUPPORTED BALCONY  
METAL MESH INFILL  
PANELS

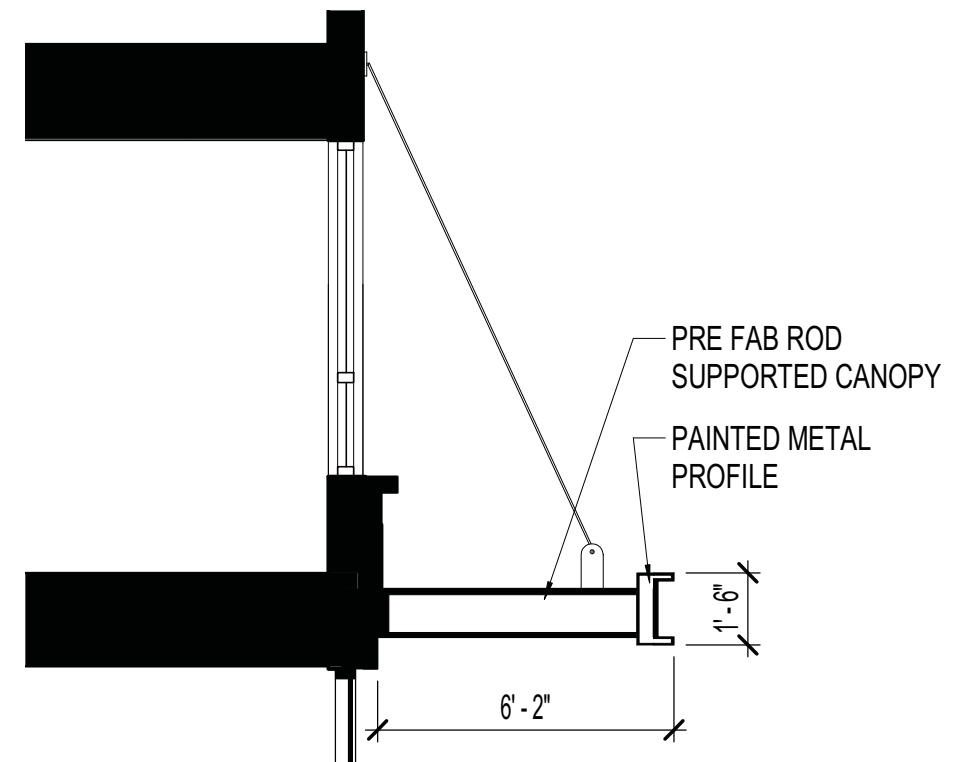




ENTRY CANOPY



PRECEDENT IMAGE



ENTRY CANOPY - SECTION



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**PRE FABRICATED ENTRY CANOPY- ADR-II**  
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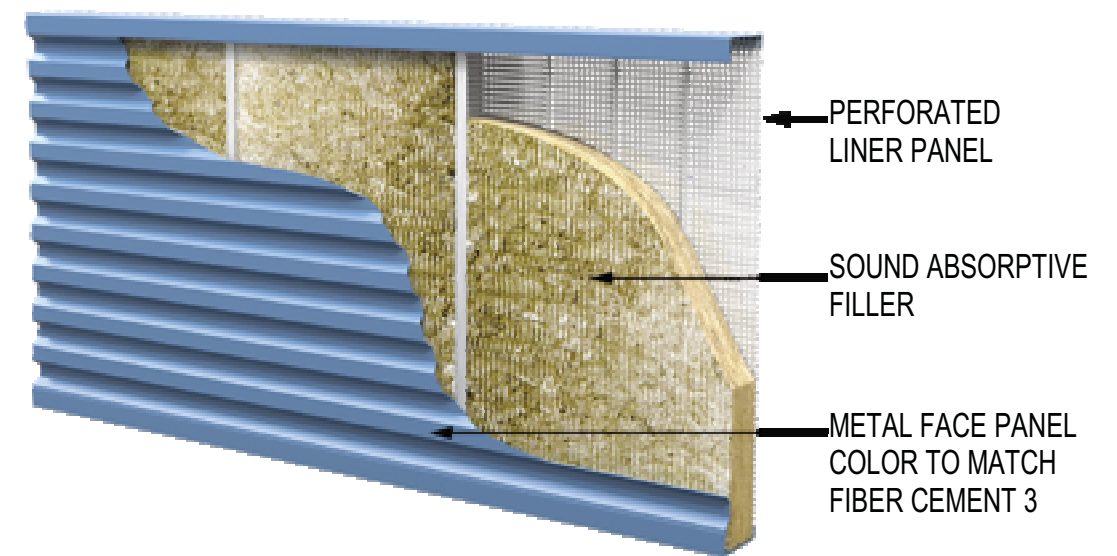
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**A312**





MECHANICAL SCREEN PRECEDENT IMAGE



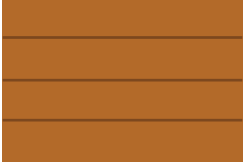
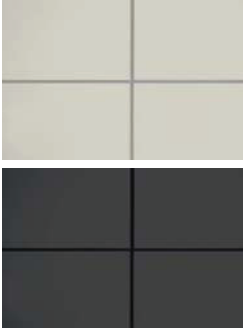
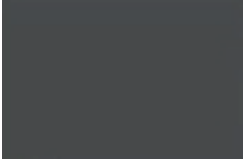
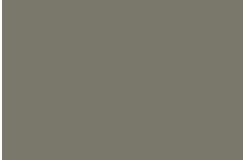
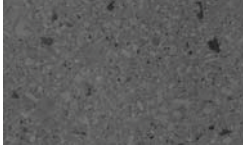
MECHANICAL SCREEN DETAIL



## MATERIALS LIST

ARLINGTON DOWNS RESIDENTIAL II

ADDRESS: ROHLWING RD. AND EUCLID AVE., ARLINGTON HEIGHTS, IL

|            |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BRICK      | MANUFACTURER: INTERSTATE<br>PROFILE: 4"x2-1/4"x16"<br>COLOR: CEDAR                                                                                                                                                                                                                                                                                                   |                                                                                             |
| SIDING     | MANUFACTURER: JAMES HARDIE<br>PROFILE: 6" LAP SIDING<br>COLOR 1: CUSTOM (SHERWIN WILLIAMS 6363)<br>FINISH: SMOOTH / CONCEALED FASTENERS<br><br>MANUFACTURER: JAMES HARDIE<br>PROFILE: REVEAL PANEL SYSTEM<br>(ALUMINUM JOINT TRIM PAINTED<br>TO MATCH PANEL)<br>COLOR 2: CUSTOM (COBBLESTONE)<br>COLOR 3: CUSTOM (IRON GRAY)<br>FINISH: SMOOTH / CONCEALED FASTENERS | <br>     |
| METAL      | MANUFACTURER: BERRIDGE MANU. CO.<br>PROFILE: 6" COPING<br>COLOR: CHARCOAL GREY<br>PERGOLA/BALCONY/ENTRY CANOPY                                                                                                                                                                                                                                                       |                                                                                            |
| CAST STONE | MANUFACTURER: ECHELON<br>PROFILE: VARIES<br>COLOR: BUFF<br>FINISH: GROUND FACE                                                                                                                                                                                                                                                                                       |                                                                                           |
| WINDOWS    | MANUFACTURER: SIERRA PACIFIC<br>PROFILE: VARIES<br>COLOR: GULL GREY<br>FINISH: VINYL                                                                                                                                                                                                                                                                                 |                                                                                           |
| CONCRETE   | MANUFACTURER: ILLINI PRECAST<br>COLOR: CUSTOM<br>FINISH: LIGHT SANDBLAST<br><br>MANUFACTURER: ILLINI PRECAST<br>COLOR: CUSTOM<br>FINISH: HEAVY SANDBLAST/DARK STAIN                                                                                                                                                                                                  | <br> |



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ARLINGTON DOWNS RESIDENTIAL  
BUILDING II

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A304



# SUSTAINABLE BUILDING FEATURES

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## SITE AND LOCATION

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- ACCESS TO QUALITY TRANSIT. ONE MILE WALKING DISTANCE TO METRA STATION
- BICYCLE FACILITIES. EXTERIOR BIKE PARKING FOR VISITORS, ADJACENT TO PLANNED BICYCLE PATH
- GREEN VEHICLES. DESIGNATED PREFERRED PARKING.
- SOURCE BUILDING MATERIALS WITHIN 500 MILES IF POSSIBLE

## EXTERIOR DESIGN ELEMENTS

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- PROVIDE / RESTORE NATIVE VEGETATION.
- MANAGE STORM WATER ON-SITE. STORM WATER DETENTION LOCATED UNDER THE ENTRY COURT AND BUILDING COURTYARD.
- CONTROLLED ILLUMINATION OF VEHICULAR AND PEDESTRAIN AREAS.
- HIGH EFFICIENCY WINDOWS.
- HEAT ISLAND REDUCTION. REFLECTIVE ROOF.
- OPTIMIZE ENERGY PERFORMANCE WITH CONTINUOUS EXTERIOR INSULATION

## INTERIOR DESIGN ELEMENTS

---

- USE OF LOW VOC PRODUCTS THROUGHOUT (INSULATION, PAINTS, FLOORING, ETC.)
- PROVIDE ENERGY-STAR APPLIANCES
- INSTALL INDIVIDUAL UNIT CLIMATE CONTROL WITH PROGRAMMABLE THERMOSTATS
- INSTALL LOW ENERGY USE (LED) LIGHTING FIXTURES
- INSTALL VACANCY/OCCUPANCY TYPE LIGHTING CONTROLS AND SENSORS IN COMMON AREAS
- INSTALL EFFICIENT WATER USE FIXTURES

## DURING CONSTRUCTION

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- RE-USE / RECYCLE EXISTING SITE FILL
- EMPLOY RECYCLING OF CONSTRUCTION WASTE
- AIR QUALITY TESTING DURING CONSTRUCTION

## POST-OCCUPANCY

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- EMPLOY BUILDING RECYCLING PROGRAM
- ON-SITE STAFF TO MONITOR BUILDING PERFORMANCE
- COMMON AREA MAINTENANCE STAFF WILL USE NON-TOXIC CLEANING PRODUCTS
- INDOOR BICYCLE STORAGE



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04/20/18 Project #: 16093

A309